

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

7A-20

Orleans

N

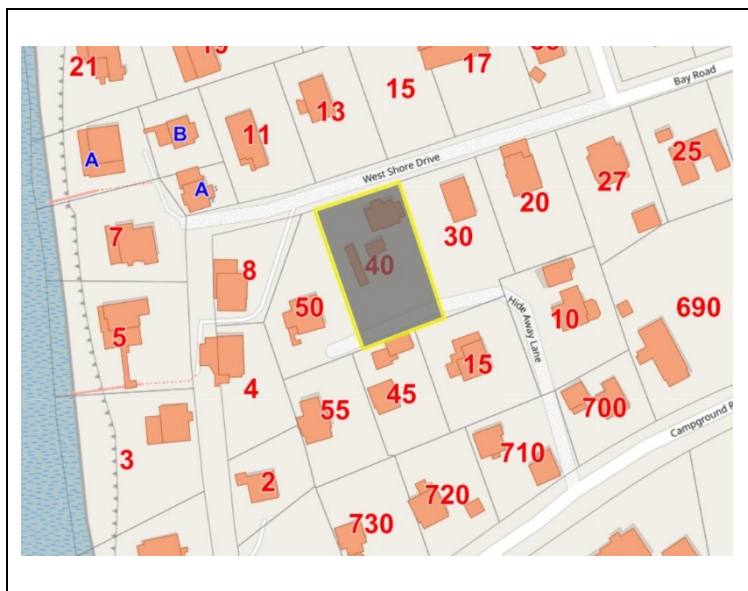
EAS.335,
336

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (month / year): April 2025

Town/City: EASTHAM

Place: (*neighborhood or village*):
Campground Road Area

Address: 40 Hide Away Lane

Historic Name: William B. Higgins House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: ca. 1925 (poss. ca. 1915)

Source: Title research, Eastham Tax Commitment
Books

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete block

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

Small cottage (EAS.336), and telescoping shed (Photo 2)

Major Alterations (*with dates*):

Small addition (2008)

Condition: Good

Moved: no ☐ yes ☒ **Date:** Possibly, ca. 1925

Acreage: 0.22 acres

Setting: This property is located on a short lane of small parcels between Campground Road and West Shore Drive where the parcels rise gently to the north. The surrounding area includes early-20th century cottage lots, and the area is now built out with modest cottages and houses from the early-20th to the early-21st centuries. The main house and outbuildings are set back on this parcel with a deep clamshell driveway and lawn in front of the buildings.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

40 HIDE AWAY LANE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This cottage has one of the more unusual forms in the Campgroup Area. The core of the cottage consists of a 1½-story, gable-roofed block with very high walls. In addition to the main block, there is a two-tiered ell on the west side, and an entrance porch with shed roof on the east side. The house rests on a concrete block foundation. The elevations are clad in wood shingles with plain cornerboards. The roof is clad in asphalt shingles and has projecting open eaves and exposed rafter tails that are now obscured by gutters. Fenestration consists primarily of modern thermal 2/2 windows set in flat surrounds.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay in Orleans and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

This property is connected to the cottage development around Campground Road - one of the three earliest roads to extend west to Cape Cod Bay from the central sections of Eastham. Despite the early development of the road, which was established to serve the Methodist camp meetings in the mid-19th century, the great majority of houses that border it, especially to the north, are 20th-century vernacular summer cottages and retirement houses.

One of the early subdivisions at the west end of Campground Road was recorded in 1912 by Alonzo K. Higgins. Eastham-born Alonzo K. Higgins (1846-1918) married Elizabeth W. Rogers (1847-1923) in Orleans in 1870. He was listed as a farmer in census records throughout his life, but he was also very active in cottage development in the early-20th century. The 1912 subdivision consisted of 34 "Cottage Lots" on the north side of Campground Road that included what is now the southern portion of Bay Road and West Shore Drive (Figure 2).¹ The larger parcels were later subdivided to create the interior Hide Away Lane lots, and this house sits on portions of Lots 14 and 15.

In 1912, Alonzo Higgins sold Lot 6 in his subdivision to William Higgins of Eastham.² In 1922, Alonzo also sold Lots 14, 15 and 16 to William Higgins.³ William B. Higgins (1875-1935) married Bertha H. Brewer (1880-1933) in Eastham in 1898. William Higgins owned other parcels in the Campground area, and he was very likely related to Alonzo Higgins, but their kinship is not yet known.

¹ Barnstable County Registry of Deeds, Plan Book 2/ Page 123.

² Book 363/ Page 115.

³ Book 386/ Page 313.

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This cottage is one of three in a row along this small lane created between Campground Road and West Shore Drive (20, 30 and 40 Hide Away Lane). According to the Eastham Tax Commitment records, starting in 1920, Higgins was assessed for an increasing number of cottages. It is not possible to know exactly when this cottage was built from those records, but a ca. 1925 construction date appears reasonable. This house has an Assessor date of 1915. The Eastham Tax Commitment Books are not available from 1903 to 1919. It is possible that this house was built sometime between 1915 and 1925 but, again, given that he did not buy the parcels on which this cottage stands until 1922, if it does date to 1915, it would have been moved here.

This cottage is present in the 1938 United States Geological Survey (USGS) aerial survey of Cape Cod (Photo 3). William Higgins likely kept this house as a rental property – he was listed living on Nauset Road in the 1929 Directory. This property was inherited by his adopted son, John W. Higgins. In 1941, John Higgins was widowed and living in Eastham when he sold this property to Alma M. Bistor of Holliston, MA.⁴ In 1954, Bistor was still living in Holliston when she sold this property to Emily B. and Ernest S. Phipps, also of Holliston.⁵ The Phipps also owned the cottage next door at 45 Hide Away Lane (EAS.337) between 1960 and 1968. In 1969, the Phipps sold this property to Leo H. and Dorothy M. Norton of Dorchester.⁶ The property remains in the Norton family.

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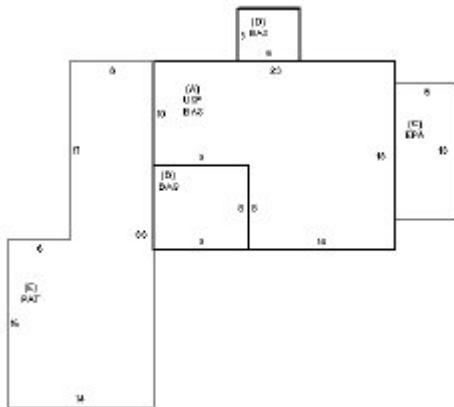


Figure 1. Assessor Sketch.



Photo 2. View of two outbuildings, looking northwest.

⁴ Book 581/ Page 483.

⁵ Book 864/ Page 363.

⁶ Book 1441/ Page 1117.

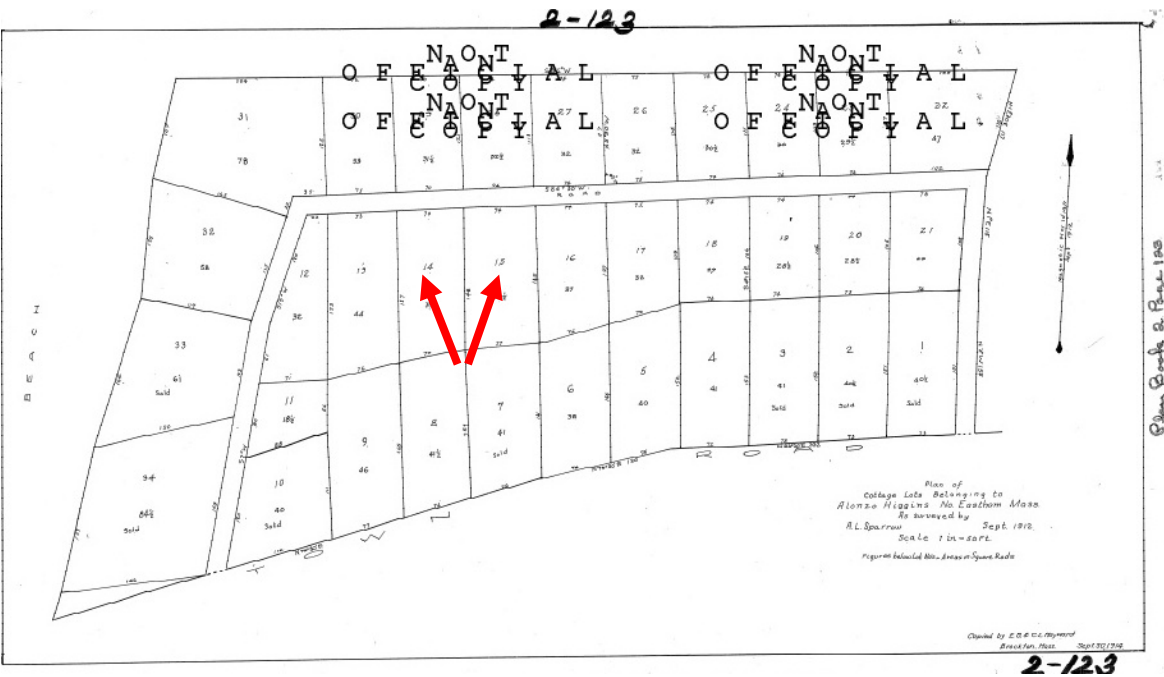


Figure 2. September 1912 Plan of Cottage Lots for Alonzo Higgins (arrows to Lot 14 and 15 added).



Photo 3. 1938 USGS aerial survey photo (arrow to 40 Hide Away Lane added).*

*Layover of streets does not align with actual streets in this 1938 photo.